

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		13/08/2012	
		N/A / attached		<b>Consultation Expiry Date:</b>		26/07/12	
<b>Officer</b>				<b>Application Number(s)</b>			
John Nicholls				2012/3260/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
29 Belsize Road London NW6 4RX				See Decision Notice			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
Erection of a single storey extension to rear at second floor level, with installation of 2 windows to side elevation of existing house (Class C3)							
<b>Recommendation(s):</b>		Grant Planning Permission					
<b>Application Type:</b>		Householder Application					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	02	No. of responses	00	No. of objections	00
				No. electronic	00		
<b>Summary of consultation responses:</b>		No site notice of press notice were required for this application					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>		Not within a CA					
<b>Site Description</b>							
The application site is a four storey town house at the end of one of a number of short terraces (in groups of three) on the eastern side of this part of Belsize Road.							
The property is not listed and does not stand in a conservation area.							
<b>Relevant History</b>							
2011/4662/P - Erection of a single storey rear extension with roof lantern at basement level and associated alterations to include the erection of new balustrade to existing rear balcony following removal of existing balustrade and rear garden access stairs, increase of existing sill height and rebuilding of existing balcony wing walls to dwelling house (Class C3) – Granted - 10/11/2011							

## No. 33 Belsize Road

2011/6281/P - Erection of single storey rear lower ground floor level extension, with balcony over at upper ground floor level and re-landscaping of rear garden; erection of extension at rear second floor level; alterations to doors and windows on front and rear elevation (including changing garage to habitable floorspace) all in connection with existing dwelling house (Class C3) –Granted - 13/03/2012

## **Relevant policies**

### **LDF Core Strategy and Development Policies**

#### **Core Strategy**

CS5 – Managing the impact of growth and development

#### **Development Policies**

DP24 – Securing high quality design

DP26 – Managing the impact of development on occupiers and neighbours

#### **Camden Planning Guidance 2011 (CPG)**

**NPPF - 2012**

## **Assessment**

### **Proposal**

The proposal involves the erection of a full width rear dormer window at the rear second floor level which infill's the existing balcony at this level and the insertion of two new windows on the flank elevation of the property at first and second floor level.

The applicants have been requested to pull back the proposed rear of the dormer which was originally located on the rear boundary wall. In keeping with Camden's Design Guidance this has been pulled back by 500mm from the eaves.

### **Design**

A similar full width dormer was granted in March 2012 and has been constructed at No. 33 Belsize Road which is nearly identical in design to the current proposal. The CPG states that where development would not cause harm and roof alterations are architecturally sympathetic to the age and character of the property then roof alterations will be acceptable. The CPG also suggests that dormer should be set in by 500mm on each side so as to read as subsidiary additions. However, considering no 33 is built and that adjacent buildings are taller than the proposed dormer level, the development is not considered to result in a prominent form of development in the area.

The proposal will have brick cheeks and rear elevation to match the existing and felt roof above. The windows will be double glazed aluminium to match the existing windows on the property.

The two side windows are proposed in Upvc. These are located on the flank elevation with little more than 2m between facing flank walls and therefore will not be easily seen from the street.

Both the rear dormer and new windows are considered acceptable and in line with Council policies.

### **Amenity**

There are no new amenity issues caused as the property already has a second floor balcony which caused more overlooking issues than the proposal. Furthermore, the two new side elevation windows look onto a blank brick wall and therefore cause no amenity concerns.

**Recommendation:** Grant Planning Permission

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